



CHRISTINE WHITMAN, ADMINISTRATOR, US ENVIRONMENTAL PROTECTION AGENCY:

“Commercial real estate firms that have improved the energy performance of their properties are adding billions of dollars to their value. These leading partners in ENERGY STAR are demonstrating that superior energy management is a competitive advantage that is good for the environment, good for tenants, and good for investors.”

Testimonials of ENERGY STAR®

Industry leaders speak about the financial and performance tools that EPA and DOE have developed to assist owners and managers of commercial real estate improve the energy performance of their property. These are important tools that help identify the bottom-line benefits and return on investment that are the result of making buildings more energy-efficient.

TIM CALLAHAN, PRESIDENT AND CHIEF EXECUTIVE OFFICER, EQUITY OFFICE PROPERTIES:

“Energy efficiency has become an important benchmark for our entire portfolio. For us, the ENERGY STAR label signals to our tenants and investors that we’re capitalizing on an extraordinary opportunity to make our buildings environmentally and fiscally sound.”

ROBERT LARSON, CHAIRMAN, LAZARD FRERES REAL ESTATE INVESTORS, LLC:

“When companies like Arden and Equity get involved in a program like ENERGY STAR, you not only know it’s for real, but you also know that we’re in the process of setting a new competitive standard for the entire industry... Tenants, lenders, investors, and communities will increasingly value, and therefore increasingly demand, the energy-efficient and environmentally sound technologies that characterize the buildings that qualify for the ENERGY STAR label.”

ROBERT C. ACCOMANDO, FIRST VICE PRESIDENT, ARDEN REALTY, INC.:

“Arden’s high performance buildings deliver energy efficient space at a lower cost. This results in a lower cost structure, fewer hydrocarbons in the atmosphere, and lower pass-through costs to our tenants. With ENERGY STAR, Arden is making its portfolio even more competitive, profitable, and environmentally friendly.”

For more information

For more information about ENERGY STAR or how energy efficiency can enhance asset value, call the toll free ENERGY STAR hotline at **1-888-STAR YES (1-888-782-7937)**, visit **www.energystar.gov**, or contact: the Program Director of the ENERGY STAR Programs
US EPA (6202J)
Ariel Rios Building
1200 Pennsylvania Avenue, NW
Washington, DC 20460

DOUGLAS DURST, PRESIDENT, DURST ORGANIZATION, INC.:

"There's no doubt that today energy efficiency has to be one of the highest priorities for the commercial real estate business. The ENERGY STAR label symbolizes our deepest organizational commitment to making office buildings energy-efficient, financially viable, and better places in which to work."

DOUG WALKER, PRESIDENT, HARWOOD MANAGEMENT SERVICES:

"The ability to benchmark a building's performance and use the statistical data to continually improve it fits Harwood Management Services' goals. I feel that quantifiable programs along with the efforts of EPA are critical to the success of the industry. The aggregate result of all of this is reduced leasing costs, better distribution of budget dollars, and the fostering of a one-to-one marketing relationship between HMS and our clients. We become more than simply a developer or landlord to them. We gain the respect of trusted advisor."

JOSEPH S. SUMMERS, III, VICE PRESIDENT, NATIONAL OPERATIONS, PRENTISS PROPERTY SERVICES AMO.:

"Earning the ENERGY STAR label for our buildings helps improve the environment and saves dollars for our owners, shareholders, and building tenants, all in the same stroke; it's a win-win for everyone. The end results for Prentiss Properties are more energy-efficient buildings with lower utility costs, benefiting our owners, shareholders, and tenants. The ENERGY STAR label produces real results."

JOSEPH STOLARSKI, SENIOR VICE PRESIDENT AND DIRECTOR OF TECHNICAL SERVICES, JONES LANG LASALLE:

"Energy efficiency drives net operating income and asset value."

STEVEN WECHSLER, PRESIDENT AND CEO, NATIONAL ASSOCIATION OF REAL ESTATE INVESTMENT TRUSTS:

"NAREIT encourages its members to join the program and enjoy its benefits. In a highly competitive industry such as publicly traded real estate, a program such as ENERGY STAR Buildings certainly is worthwhile for building owners and managers to enhance property values and earnings."

JEFF DEBOER, PRESIDENT AND CHIEF OPERATING OFFICER, THE REAL ESTATE ROUNDTABLE:

"Cost-effective environmental technologies advanced by the ENERGY STAR partnership help make buildings more competitive, profitable, and therefore, valuable. The real estate industry's openness to incorporating these technologies ensures it will be every bit as much a part of the new economy as it has been of the old."